

1. Discussion Objective:

Work Session Date: October 21, 2013

Vice Mayor Kosinski will report on his review and assessment of the Mound House restoration contract time line.


2. Submitter of Information:

X_ Council
_ Town Staff
_ Town Attorney

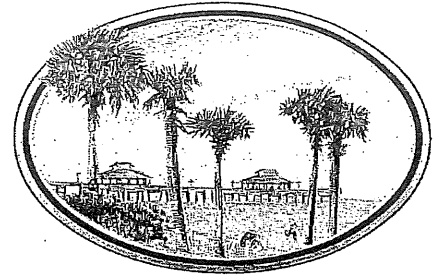
3. Estimated Time for this item: 15-20 minutes

5. Background:

- A. At the Town Council meeting of 09/16/13, the Town Council expressed some concerns about the amount of time it has taken to get the Mound House building restoration contract to the council for final approval. Town Council then asked Vice Mayor Kosinski to undertake a review of this question and to report his findings back to the council.
- B. The Vice Mayor met with both the Town Manager and Public Works Director Lewis in order to gather information regarding this question. Staff was requested to summarize the information provided to the Vice Mayor within a memorandum.
- C. Public Works Director Lewis prepared the document. It is included with this agenda item as back up material.

Town Manager	Town Attorney	Finance Director	Public Works Director	Community Development Director	Parks & Recreation Director	Town Clerk
						

TOWN OF FORT MYERS BEACH



MEMORANDUM

DATE: October 2, 2013

TO: Terry Stewart, Town Manager

CC: Vice-Mayor Joe Kosinski

FROM: Cathie Lewis, Public Works Director *C Lewis*

SUBJECT: Phase II Mound House Restoration Project Action Timeline to Date

Attached is a brief history of activities that have occurred with the MH building restoration project from the time I began my involvement with it.

As you know, until recently the development of the MH property has been cobbled together as grant funds became available, making it at times challenging to determine which components have been started, what has been completed and what has been started but not totally finished due to lack of funds. I am comfortable that when the interior restoration is complete, the interior will be ready to move forward with furnishings and museum exhibits. There may remain some exterior work to the building that the Town may want to consider at a later date and other general property improvements, but in no way will that hinder or deter the use of the property as it was intended.

With this type of a restoration, it is important to have qualified people performing the restoration activities. Up until this project, the Town had only used the standard procurement method of Design, Bid, Build. This hard bid method makes it difficult to base a project on qualifications as that procurement method is price based. Due to the nuances related to historic restoration, it was determined that a different procurement method be used that could be based on qualifications, the Construction Manager at Risk (CMAR) methodology was selected.

In my opinion, I believe the project costs will come in somewhat higher than what was initially anticipated; however the quality of work should be better than using less than qualified people to perform the project. As you recall, Town Council did set aside approximately \$220,000 from reserves for the building restoration. In addition, the State grant will fund up to approximately \$250,000 for the restoration activities and I expect that the base project cost will be less than \$470,000. There are three alternates that I am hopeful will be included. Two of the alternates, security system and high tensile window coverings, have a grant eligibility component. I expect both of these mentioned alternatives to be very moderately priced. The third alternate is for the exterior lighting for the entire property. Although we are investigating the ability to secure some Federal funding for this lighting, it is expected to be very costly and Town Council may want to consider waiting to fund that component. These three alternates will be called out separately from the Guaranteed Maximum Price to provide Town Council the ability to review these items separately.

Please let me know if you have any questions or require additional information regarding the above or attachment.

TOWN OF FORT MYERS BEACH

Mound House Restoration Phase II

Project Action Timeline through September 30, 2012

- August, 2011 - August, 2012 – PW Director began working with Cultural Resources Director to bring the restoration project forward; PWD worked with Town's consultant to finalize 60% plans; Submitted the preliminary design plans to the Town's Community Development Department for review; Completed code required updates to plans and specifications. PWD completed bid documents and received update design plans.
- September 12, 2012 – MH Restoration Phase II (ITB-12-12-PR) Bid was advertised; A short bid period was used in an effort to expedite the process.
- October 10, 2012 - ITB-12-12-PR Bids were opened; Bids were received from: Maddox Cons., Stultz, Inc., & Wright Cons.
- October 10, 2012 – Bids forwarded to the Town's consultant and attorney for review. Based on technical and qualification review, it was found that none of the respondents met the necessary qualifications to perform the project.
- November 5, 2012 – PW Director (PWD) brought forward the recommendation to reject all bids; Rejection of all bids was approved by Town Council; Town Council directed staff direction to pursue an alternative method to proceed with the project.
- November 5, 2012 – April, 2013 – PWD and Town Attorney researched and developed a new set of documents to re-advertise the project; It was determined that it is in the best interest of the Town to pursue a completely qualifications based document; The qualifications based Construction Manager at Risk project documents were created; PWD and Town Attorney also researched CMAR's throughout the SE that had historic building restoration experience, this information was provided to the Town's Contracts Manager so that, once advertised, information regarding the project could be provided to these experienced parties.
- April 23, 2013 – Request For Qualifications for the MH Phase II project RFQ-13-08-PR was advertised; It was determined to extend the response date beyond 30 days to provide respondents additional time in hopes to receive more comprehensive responses.
- June 5, 2013 - RFQ -13-08-PR response deadline; Two responses to the RFQ were received - Chris-Tel Cons. and Fowler Construction.
- June 6, 2013 – In an effort to expedite the process, the Town Manager and PWD sat as the selection committee to review the RFQ submittals and make a recommendation to Town Council.
- June 17, 2013 – Town Council approved the recommendation to begin negotiations with Fowler Construction to perform the restoration project at the MH.
- June 18, 2013 – August 16, 2013 – PWD and Town Attorney worked to develop and finalize a CMAR contract that was acceptable and meet the project requirements; Many municipal CMAR contracts were reviewed; The base CMAR agreement that was finally used was taken from an historic restoration project performed by a municipality on the east coast of Florida, from that point the PWD and Town Attorney customized it to meet FMB requirements; PWD worked with Fowler to start work on the Pre-Construction Services costs that would be brought before Town Council as Amendment No. 1.
- August 16, 2013 – Finalized CMAR agreement was provided to Fowler Construction for their review and comment; Pre-Construction Services negotiations began.
- September 3, 2013 – The CMAR agreement and Amendment No. 1 – Pre-Construction Services, in the amount of \$15,354.00, was brought forward to Town Council for approval; Preliminary Services include the costs associated with working with the Town and its Consultant to make modifications to the design plans, price materials and fixtures, obtain bids from the various trade contractors, and finalize the Guaranteed Maximum Price (GMP); Amendment No. 1 provided 4 weeks to complete all tasks.
- September 4, 2013 – September 30, 2013 – PWD, Town Consultant, CMAR working closely to develop GMP with a revised target date for the 10/7/13 meeting, due to concerns associated with the grant. Telephone conferences were held with the Mayor, Town Manager and CMAR. CMAR determined that a good GMP cannot be provided in time to meet and 10/7/13 meeting. CMAR has assured PWD that they will be ready for the 10/21/13 meeting. PWD is continuing to work closely with CMAR to meet that time frame.